

5/37 Ellerby Way, Koondoola, WA 6064

THE AGENCY

Sold House

Friday, 3 May 2024

5/37 Ellerby Way, Koondoola, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 258 m2

Type: House



Gus Meikle

0414459674

\$415,000

Nestled in the heart of Koondoola, 5/37 Ellerby Way presents an excellent opportunity for first-time buyers or savvy investors seeking a solid investment. This charming unit may appear basic, but it's bursting with potential and convenience. There is no tenancy in place and the property is available for a quick settlement, for buyers looking to move in or have it leased quickly in this current hot rental market. Step inside to discover a spacious living area seamlessly connected to a large kitchen boasting a neutral white colour scheme and stylish upgraded appliances, including a gas cooktop and Rangehood. With plenty of cupboard and bench space, meal preparation will be a breeze. Downstairs, you'll find a second toilet and laundry, offering heaps of storage space for added convenience. The private front and back courtyards provide the perfect setting for outdoor entertaining, complete with a Colorbond patio at the front and a secure Colorbond garden shed for storage needs. Upstairs, a generous bathroom, and linen cupboards await, along with three very generous bedrooms. The master bedroom features a large robe, while large windows adorned with venetian blinds throughout allow natural light to flood the space, creating a warm and inviting ambiance. Recently replaced dark grey carpet upstairs adds a touch of modernity, complementing the neutral colour scheme that enhances the light and brightness of the home. Plus, the rear courtyard offers secure gate access directly to a dog-friendly park and child-friendly adventure playground, perfect for family fun and recreation. Situated in a secure gated complex with ample parking and common space, this property offers vacant possession, making it an enticing option for those looking to move in immediately or capitalize on the rental market. Don't miss out on this fantastic investment or first-home opportunity!

Featuring

- Rheem instant gas hot water system
- Large kitchen with neutral white colour scheme, plenty of cupboard and bench space, stylish upgraded appliances, including gas, cooktop and Rangehood
- Separate toilet and laundry downstairs with heaps of storage
- Large living area opening off kitchen.
- Private front and back courtyard with colorbond patio entertaining at the front
- Secure colorbond garden shed.
- Upstairs, generous bathroom and linen cupboards
- Three very generous bedrooms with large robe in the master and large windows with venetian blinds throughout
- Neutral colour scheme, light and bright throughout, allowing light to flow through.
- Recently replaced dark grey carpet upstairs and on the stairs and all bedrooms
- Rear courtyard has secure gate access directly to dog friendly Park and child, friendly adventure playground.
- Secure gated complex with plenty of parking and ample common space
- Strata covers building insurance and retic in common property and courtyard
- Vacant possession available
- Fantastic investment or first home.
- Two parking spaces, one under sheltered carport
- Great afternoon breeze
- Jacaranda trees within the complex
- New oven and gas cooktop. Included in the strata fees
- Building insurance
- Front lawn reticulation
- Maintenance of all common lawns
- Gutter clearing

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